



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Awarding Two-Year Contracts for Janitorial Services for City Facilities to Korean Professional Building Maintenance, of Stockton (\$192,514); Advanced Property Services, of Sacramento (\$52,588); and East Bay Building Services, of San Leandro (\$79,758); and Authorizing City Manager to Execute Contract Changes and Extensions

MEETING DATE: July 7, 2010

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution awarding two-year contracts for janitorial services for City facilities to Korean Professional Building Maintenance, of Stockton, in the amount of \$192,514; Advanced Property Services, of Sacramento, in the amount of \$52,588; and East Bay Building Services, of San Leandro, in the amount of \$79,758; and authorizing the City Manager to execute contract changes and extensions.

BACKGROUND INFORMATION: This project consists of the janitorial specifications and contract requirements to service City facilities. Within the past five years, the City facilities have grown by a net 21,000 square feet, including the additions of the new Transit shop facility and the County Criminal Court (located in the Police Facility) and the relocation of the Finance Department. Growth and changing expectations in the quality and frequency of janitorial service required an update to the specifications and contract management requirements and re-bidding of the janitorial services contract.

The specifications provided for the City to award separate contracts for groups of facilities. In addition, the bid allowed selection of service levels (frequency) to reduce the total cost, if needed. This format allowed the City to pursue the highest quality work at the most reasonable cost. The contracts also include all supplies and materials, paper products and consumables that had, in past years, been provided by the City. The Public Works Facilities Services Division oversees the janitorial contracts for the City.

Plans and specifications for this project were approved on April 21, 2010. Four groups of facilities were designated:

- Group A – Lodi Police Department, Lodi Court No. 1, and Library
- Group B – City Hall, Finance Department, Carnegie Forum, and Public Safety Building
- Group C – Fire Administration, Parks and Recreation, Parks Annex “B” Space, Municipal Service Center, Transit Fleet Shop, and White Slough Water Pollution Control Facility
- Group D – Hutchins Street Square

APPROVED:

Konrad Bartlam, Interim City Manager

Three schedules of cleaning were designated:

- Schedule A – Standard Service (higher frequency of cleaning, generally five days per week)
- Schedule B – Reduced Service (cleaning less often, generally three days per week)
- Schedule C – Requested Service (lump-sum cleaning cost per request)

Additionally, the contractors were required to provide bids for estimated annual cost of paper products for each Group and to provide square-foot cleaning costs for restrooms, offices, and elevators.

Contractors were required to bid both Standard and Reduced Services, Requested Services, and Square Foot Cleaning Costs. Contractors were allowed to bid one or more groups (A, B, C, and/or D), but could not bid separate facilities. The lowest successful bids were determined by Group and level of service, together with the estimated annual cost of paper products.

On May 26, 2010, the City received six bids, although only four of the janitorial contractors bid all four groups. Two bidders subsequently withdrew their bids entirely. The following bids were considered for this project, shown by Group and the Schedule that we propose to award, and including the estimated annual cost of paper products.

Bidder	Location
Advanced Property Services	Sacramento
East Bay Building Services	San Leandro
Kathleen's Kleaning Service, Inc.	Stockton
Korean Professional Building Maintenance	Stockton
Peninsula Mobile Service (bid withdrawn)	Redwood City
PRIDE Industries (bid withdrawn)	Roseville

Bidder	Bid
<u>Group A, Schedule A</u>	
Korean Professional Building Maintenance	\$70,861.00
Advanced Property Services	\$85,346.75
East Bay Building Services	\$104,259.00
Kathleen's Kleaning Service, Inc.	\$152,813.22
<u>Group B, Schedule B</u>	
Advanced Property Services	\$26,294.00
Korean Professional Building Maintenance	\$27,909.00
Kathleen's Kleaning Service, Inc.	\$33,163.69
East Bay Building Services	\$36,143.00
<u>Group C, Schedule B</u>	
East Bay Building Services	\$39,879.00
Advanced Property Services	\$40,562.86
Korean Professional Building Maintenance	\$55,500.00
<u>Group D, Schedule A</u>	
Korean Professional Building Maintenance	\$25,396.00
Advanced Property Services	\$31,542.00

Adopt Resolution Awarding Two-Year Contracts for Janitorial Services for City Facilities to Korean Professional Building Maintenance, of Stockton (\$192,514); Advanced Property Services, of Sacramento (\$52,588); and East Bay Building Services, of San Leandro (\$79,758); and Authorizing City Manager to Execute Contract Changes and Extensions

July 7, 2010

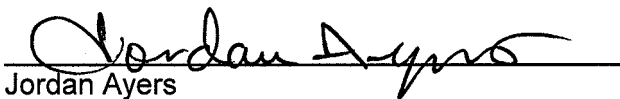
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City staff is recommending that Korean Professional Building Maintenance be awarded a contract to cover janitorial services for Groups A and D (Police Facility, Court No. 1, Library, and Hutchins Street Square); Advanced Property Services be awarded a contract for Group B (City Hall, Finance Department, Carnegie Forum, and portions of the Public Safety Building); and East Bay Building Services be awarded a contract for Group C (Fire Administration, Parks and Recreation Administration, Municipal Service Center, Transit Fleet Shop, and White Slough Water Pollution Control Facility). The cleaning schedules in the recommended contracts are the same as the existing contracts.

All contracts shall be for the initial term of two years, with the City Manager given authority to negotiate options to extend, to contract for additional services and/or add or delete portions of the contract that are in the best interest of the City, and to accommodate additions or reductions of space or to change cleaning frequencies and/or duties. The contractors will invoice the City monthly for actual work performed, along with the actual cost for paper products used.

FISCAL IMPACT: The bids for janitorial services came in lower than anticipated (estimated at \$200,000 per year including paper products), resulting in a net budget savings of approximately 15 percent.

FUNDING AVAILABLE: Funds for janitorial services are included in FY 2010/11 Operating Accounts for Public Works Facilities Services (103511), Hutchins Street Square (345525), Library Administration (210801), Recreation (346011), Parks (107511), Water (180451), Wastewater (170401), White Slough Treatment Plant (170403), Transit (125052), and Electric Utility (160601).


Jordan Ayers
Deputy City Manager/Internal Services Director


F. Wally Sandelin
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

FWS/DJC/pmf

cc: Community Center Director
Library Services Director
Interim Parks and Recreation Director
Electric Utility Director
Transportation Manager
Facilities Supervisor

CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and KOREAN PROFESSIONAL BUILDING MAINTENANCE, herein referred to as the "Contractor."

W I T N E S S E T H :

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

- Notice Inviting Bids
- Information to Bidders
- General Provisions
- Special Provisions
- Bid Proposal
- Contract
- Contract Bonds
- Plans
- Janitorial Maintenance Checklist for City of Lodi Facilities

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City, at Contractor's cost and expense, to do all the work and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to maintain in a good workmanlike and substantial manner and to the satisfaction of the City the proposed maintenance of City facilities.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5.2,C, "Measurement, Acceptance and Payment," of the General Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of and all responsibility for compliance with all Labor Code requirements.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or

from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and contract documents and the requirements of the Engineer under them, to-wit:

Perform the janitorial work necessary to maintain City of Lodi facilities and other incidental and related work in accordance with these specifications. The areas to be maintained are shown in Section 5, General Conditions, 5.1, Description of Work, and in the plans of the specifications for "2010 Janitorial Services for City Facilities".

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
Group A				
A. <u>Lodi Police Department</u> 215 West Elm Street				
Jail, Public Lobby, 6 days/week	LS \$1,850.00			
Operations, Staffing areas, 5 days/week	LS \$1,270.00			
B. <u>Lodi Court #1</u> 217 West Elm Street				
Service 3 days/week		LS \$450.00		
C. <u>Library</u> 201 West Locust Street Service 5 days/week				
	LS \$1,600.00			
Group A Total Lump Sum (TLS) for Each Schedule	TLS \$4,720.00	TLS \$450.00	TLS \$0.00	
Group A Estimated Annual Cost of Paper Products Total Lump Sum (TLS)				TLS \$6,421.00

Group D

M. Hutchins Street Square
125 South Hutchins Street

1. Main Lobby Restrooms,
Thomas Theater
Restrooms, Kirst Hall
Kitchen and Restrooms

Service 5 days/week LS \$720.00

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
Additional Requested Cleaning For:				
Main Lobby Restrooms			LS \$50.00	
Thomas Theater Restrooms			LS \$50.00	
Kirst Hall			LS \$80.00	
2. Senior Center				
Service 5 days/week	LS \$600.00			
3. Administration Offices, Arts Commission Office and Classroom				
Service 5 days/week	LS \$550.00			
Additional Cleaning Requested for Classroom			LS \$50.00	
4. Green Room, Dressing Rooms (Approximately 1,350 Square Feet, Counters, Restrooms, Showers)				
Additional Requested Cleaning			LS \$80.00	
Group D Total Lump Sum (TLS) for Each Schedule	TLS \$1,870.00	TLS \$0.00	TLS \$310.00	
Group D Estimated Annual Cost of Paper Products Total Lump Sum (TLS)				TLS \$2,956.00
<u>For Groups A, B, C and D Include:</u>				
	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
N. Square Foot Cleaning Cost				
1. Restrooms				
Service 5 days/week	\$0.312/SF			
Service 3 days/week		\$0.200/SF		

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
2. Offices				
Service 5 days/week	\$0.1045/SF			
Service 3 days/week		\$0.0816/SF		
3. Elevator				
Service 5 days/week	\$0.1045/SF			
Service 3 days/week		\$0.0816/SF		
O. 24/7 Emergency Call-Out Response (1 Hour Response, Applies to All Facility Groups) Minimum Charge per Call, per Person and Rate per Hour, per Person			Minimum Charge \$100.00 Rate per Hour \$100.00	

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The Contractor agrees to commence work pursuant to this Contract within 10 calendar days after the City Manager has executed the Contract.

OPTION TO RENEW - By mutual agreement, the City and Contractor may enter into an agreement to extend this Contract.

ASSIGNMENT - The Contractor shall not assign nor shall not attempt to assign this agreement without the written consent of the City having been first obtained.

DAMAGES - The Contractor will report to the Facilities Manager any damages caused by the Contractor's employees or equipment to any public facilities and equipment

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES THAT THE PERIOD FOR THIS CONTRACT IS AUGUST 1, 2010 THROUGH JULY 31, 2012, AND THE CONTRACTOR AGREES TO SUBMIT MONTHLY BILLINGS NO LATER THAN THE 10TH OF EACH MONTH.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

CITY OF LODI

KOREAN PROFESSIONAL
BUILDING MAINTENANCE

By: _____
Konradt Bartlam
Interim City Manager

By: _____

Date: _____

Attest:

Title

Randi Johl
City Clerk

(CORPORATE SEAL)

Approved As To Form

D. Stephen Schwabauer
City Attorney



CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and ADVANCED PROPERTY SERVICES, herein referred to as the "Contractor."

W I T N E S S E T H :

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

- Notice Inviting Bids
- Information to Bidders
- General Provisions
- Special Provisions
- Bid Proposal
- Contract
- Contract Bonds
- Plans
- Janitorial Maintenance Checklist for City of Lodi Facilities

All of the above documents, sometimes hereinafter referred to as the "Contract Documents," are intended to cooperate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all said documents.

ARTICLE I - That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the City, at Contractor's cost and expense, to do all the work and furnish all the materials except such as are mentioned in the specifications to be furnished by the City, necessary to maintain in a good workmanlike and substantial manner and to the satisfaction of the City the proposed maintenance of City facilities.

ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5.2,C, "Measurement, Acceptance and Payment," of the General Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of and all responsibility for compliance with all Labor Code requirements.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or

from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and contract documents and the requirements of the Engineer under them, to-wit:

Perform the janitorial work necessary to maintain City of Lodi facilities and other incidental and related work in accordance with these specifications. The areas to be maintained are shown in Section 5, General Conditions, 5.1, Description of Work, and in the plans of the specifications for "2010 Janitorial Services for City Facilities".

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
<u>Group B</u>				
D. City Hall 221 West Pine Street				
Service 3 days/week		LS \$820.00		
E. Finance Department 310 West Elm Street				
Service 3 days/week		LS \$325.00		
F. Carnegie Forum 305 West Pine Street				
Service 3 days/week		LS \$588.00		
Requested Cleaning			LS \$45.00	
G. Public Safety Building 230 West Elm Street Electric Utility Meter Readers and Restrooms, Pistol Range Restrooms				
Service 3 days/week		LS \$121.00		
Total Lump Sum (TLS) for Each Schedule	TLS \$0.00	TLS \$1,854.00	TLS \$45.00	
Group B Estimated Annual Cost of Paper Products				
Total Lump Sum (TLS)				TLS \$4,046.00

For Groups A, B, C and D Include:

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
N. Square Foot Cleaning Cost				
1. Restrooms				
Service 5 days/week	\$0.14/SF			
Service 3 days/week		\$0.10/SF		
2. Offices				
Service 5 days/week	\$0.85/SF			
Service 3 days/week		\$0.59/SF		
3. Elevator				
Service 5 days/week	\$0.14/SF			
Service 3 days/week		\$0.10/SF		
O. 2417 Emergency Call-Out Response (1 Hour Response, Applies to All Facility Groups) Minimum Charge per Call, per Person and Rate per Hour, per Person			Minimum Charge \$65.00 Rate per Hour \$18.00	

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The Contractor agrees to commence work pursuant to this Contract within 10 calendar days after the City Manager has executed the Contract.

OPTION TO RENEW - By mutual agreement, the City and Contractor may enter into an agreement to extend this Contract.

ASSIGNMENT - The Contractor shall not assign nor shall not attempt to assign this agreement without the written consent of the City having been first obtained.

DAMAGES - The Contractor will report to the Facilities Manager any damages caused by the Contractor's employees or equipment to any public facilities and equipment

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES THAT THE PERIOD FOR THIS CONTRACT IS AUGUST 1, 2010 THROUGH JULY 31, 2012, AND THE CONTRACTOR AGREES TO SUBMIT MONTHLY BILLINGS NO LATER THAN THE 10TH OF EACH MONTH.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

CITY OF LODI

ADVANCED PROPERTY SERVICES

By: _____
Konradt Bartlam
Interim City Manager

By: _____

Date: _____

Attest:

Title

Randi Johl
City Clerk

(CORPORATE SEAL)

Approved As To Form

D. Stephen Schwabauer
City Attorney



CITY OF LODI, CALIFORNIA

THIS CONTRACT made by and between the CITY OF LODI, State of California, herein referred to as the "City," and EAST BAY BUILDING SERVICES, herein referred to as the "Contractor."

WITNESSETH:

That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other, as follows:

The complete Contract consists of the following documents which are incorporated herein by this reference, to-wit:

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ARTICLE II - The City hereby promises and agrees with the Contractor to employ, and does hereby employ, the Contractor to provide all materials and services not supplied by the City and to do the work according to the terms and conditions for the price herein, and hereby contracts to pay the same as set forth in Section 5.2,C, "Measurement, Acceptance and Payment," of the General Provisions, in the manner and upon the conditions above set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE III - The Contractor agrees to conform to the provisions of and all responsibility for compliance with all Labor Code requirements.

ARTICLE IV - And the Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid or

from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the City, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and contract documents and the requirements of the Engineer under them, to-wit:

Perform the janitorial work necessary to maintain City of Lodi facilities and other incidental and related work in accordance with these specifications. The areas to be maintained are shown in Section 5, General Conditions, 5.1, Description of Work, and in the plans of the specifications for "2010 Janitorial Services for City Facilities".

	Schedule A Standard Service LS/Month	Schedule B Reduced Service LS/Month	Schedule C Requested Service LS/Month	Annual Estimated Paper Products
Group C				
H. <u>Fire Administration</u> 25 East Pine Street				
Service 3 days/week		LS \$408.00		
I. <u>Parks and Recreation</u> 111 & 125 North Stockton Street				
Service 3 days/week		LS \$692.00		
<u>B Spaces</u> Requested Additional Cleaning of Annex "B Space" (Per Request)			LS \$395.00	
J. <u>Municipal Service Center</u> 1331 South Ham Lane Public Works, Electric Utility, Purchasing Warehouse, and Fuel Island/Electricians' Shop				
Service 5 days/week	LS \$1,143.00			
K. <u>Transit Fleet Shop</u> 1331 South Ham Lane				
Service 3 days/week		LS \$430.00		
L. <u>White Slough Water Pollution Control Facility</u> 12751 North Thornton Road				
Service 3 days/week		LS \$435.00		
Total Lump Sum (TLS) for Each Schedule	TLS \$1,143.00	TLS \$1,965.00	TLS \$395.00	

**Group C Estimated Annual
Cost of Paper Products
Total Lump Sum (TLS)**

TLS \$2,583.00

For Groups A, B, C and D Include:

N. Square Foot Cleaning Cost

1. Restrooms

Service 5 days/week	\$0.08/SF	
Service 3 days/week		\$0.08/SF

2. Offices

Service 5 days/week	\$0.08/SF	
Service 3 days/week		\$0.08/SF

3. Elevator

Service 5 days/week	\$0.08/SF	
Service 3 days/week		\$0.08/SF

O. 24/7 Emergency Call-Out

Response

(1 Hour Response, Applies to
All Facility Groups)

Minimum Charge \$35.00

Minimum Charge per Call, per
Person and Rate per Hour, per
Person

Rate per Hour \$25.00

ARTICLE V - By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

ARTICLE VI - It is further expressly agreed by and between the parties hereto that, should there be any conflict between the terms of this instrument and the Bid Proposal of the Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

ARTICLE VII - The Contractor agrees to commence work pursuant to this Contract within 10 calendar days after the City Manager has executed the Contract.

OPTION TO RENEW - By mutual agreement, the City and Contractor may enter into an agreement to extend this Contract.

ASSIGNMENT - The Contractor shall not assign nor shall not attempt to assign this agreement without the written consent of the City having been first obtained.

DAMAGES - The Contractor will report to the Facilities Manager any damages caused by the Contractor's employees or equipment to any public facilities and equipment

WHEN SIGNING THIS CONTRACT, THE CONTRACTOR AGREES THAT THE PERIOD FOR THIS CONTRACT IS AUGUST 1, 2010 THROUGH JULY 31, 2012, AND THE CONTRACTOR AGREES TO SUBMIT MONTHLY BILLINGS NO LATER THAN THE 10TH OF EACH MONTH.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date written below.

CONTRACTOR:

CITY OF LODI

EAST BAY BUILDING SERVICES

By: _____
Konradt Bartlam
Interim City Manager

By: _____

Date: _____

Attest:

Title

Randi Johl
City Clerk

(CORPORATE SEAL)

Approved As To Form

D. Stephen Schwabauer
City Attorney

RESOLUTION NO. 2010-104

A RESOLUTION OF THE LODI CITY COUNCIL AWARDING
TWO-YEAR CONTRACTS FOR JANITORIAL SERVICES FOR
CITY FACILITIES

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WHEREAS, in answer to notice duly published in accordance with law and the order of this City Council, sealed bids were received and publicly opened on May 26, 2010, at 11:00 a.m. for janitorial services for City facilities, described in the plans and specifications therefore approved by the City Council on April 21, 2010; and

WHEREAS, said bids have been checked and tabulated and a report thereof filed with the City Manager as follows:

Bidder	Location
Advanced Property Services	Sacramento
East Bay Building Services	San Leandro
Kathleen's Kleaning Service, Inc.	Stockton
Korean Professional Building Maintenance	Stockton
Peninsula Mobile Service (bid withdrawn)	Redwood City
PRIDE Industries (bid withdrawn)	Roseville

The following bids were considered for this project, shown by Group and the Schedule to be awarded, including the estimated annual cost of paper products.

Bidder	Bid (Annual Cost)
<u>Group A, Schedule A</u>	
Korean Professional Building Maintenance	\$70,861.00
Advanced Property Services	\$85,346.75
East Bay Building Services	\$104,259.00
Kathleen's Kleaning Service, Inc.	\$152,813.22
<u>Group B, Schedule B</u>	
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Korean Professional Building Maintenance	\$27,909.00
Kathleen's Kleaning Service, Inc.	\$33,163.69
East Bay Building Services	\$36,143.00
<u>Group C, Schedule B</u>	
East Bay Building Services	\$39,879.00
Advanced Property Services	\$40,562.86
Korean Professional Building Maintenance	\$55,500.00
<u>Group D, Schedule A</u>	
Korean Professional Building Maintenance	\$25,396.00
Advanced Property Services	\$31,542.00

WHEREAS, staff recommends that Korean Professional Building Maintenance, of Stockton, be awarded a contract to cover janitorial services for Groups A and D (Police Facility, Court No. 1, Library, and Hutchins Street Square); Advanced Property Services, of Sacramento, be awarded a contract for Group B (City Hall, Finance Department, Carnegie Forum, and portions of the Public Safety Building); and East Bay Building Services, of San Leandro, be awarded a contract for Group C (Fire Administration, Parks and Recreation Administration, Municipal Service Center, Transit Fleet Shop, and White Slough Water Pollution Control Facility).

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby award two-year contracts for janitorial services for City facilities to Korean Professional Building Maintenance, of Stockton, California, for Groups A and D in the amount of \$192,514; Advanced Property Services, of Sacramento, California, for Group B in the amount of \$52,588; and East Bay Building Services, of San Leandro, California, for Group C in the amount of \$79,758; and

BE IT FURTHER RESOLVED that the City Council does hereby authorize the City Manager to execute contract changes and extensions.

Dated: July 7, 2010

=====

I hereby certify that Resolution No. 2010-104 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 7, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Mounce, and Mayor Katzakian

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Hitchcock

ABSTAIN: COUNCIL MEMBERS – None


RANDI JOHL
City Clerk